

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number Howard M. Ehrenberg (CA Bar No. 125527) Marcus A. Tompkins (CA Bar No. 190922) SULMEYER KUPETZ A Professional Corporation 333 South Hope Street, 35th Floor Los Angeles, California 90071 Telephone: 213.626.2311      Facsimile: 213.629.4520	FOR COURT USE ONLY <b>FILED</b>  04 JUN 30 PM 2:53  CLERK U.S. BANCY COURT CENT. DIST. OF CALIF.  BY _____
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>	
In re:  LINDA N. GUZMAN, an individual,  <div style="text-align: right;">Debtor(s).</div>	CASE NO. LA 03-16444-ES

## NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: <b>August 3, 2004</b>	Time: <b>10:30 a.m.</b>
Location: <b>Courtroom 1645, 255 East Temple St., Los Angeles, CA 90012</b>	

Type of Sale: ☒ Public      ☐ Private      Last date to file objections: July 20, 2004

**Description of Property to be Sold:** 3-unit residential real property located at 5310-5312 1/2 South Manhattan Place, Los Angeles, CA 90062, APN 5005-030-016 (the "Property")

**Terms and Conditions of Sale:** The Property shall be sold "as is", with all faults. The sale shall also be free and clear of liens and other interests, except that the sale shall be subject to any existing tenancies or other possessory interests, and subject to certain tax liens and covenants, conditions, restrictions and public utility easements of record. The complete sale terms are set forth in an accepted Counter-Offer dated April 10, 2004 between the Trustee and the Proposed Buyer, a copy of which may be obtained from the contact person listed below. The sale is subject to Court approval and overbid as described below.

**Proposed Sale Price:** \$311,000.00 (net), cash

**Overbid Procedure (If Any):** Initial overbid of \$315,000, and subsequent overbids in increments of at least \$5,000. Deposit of \$15,550.00 by cashier's check required before or at hearing, made payable to "Linda Chu, Chapter 7 Trustee." Deposit shall be nonrefundable and forfeited to the Trustee if the bidder is the prevailing bidder but is unable for any reason to close the sale within 11 calendar days after the date the Court enters an order approving the sale. Other than purchase price and finance terms, all bidders must agree to be bound by the same terms as the Proposed Buyer, which terms are set forth in an accepted Counter-Offer dated April 10, 2004 between the Trustee and the Proposed Buyer.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: See above.  
 Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Marcus A. Tompkins, Esq.  
Sulmeyer Kupetz, APC  
333 South Hope St., 35<sup>th</sup> Floor  
Los Angeles, California 90071  
Tel: 213.626.2311      Fax: 213.629.4520

Date: 6/29/04